

60 Donmouth Court, Bridge Of Don, Aberdeen, AB23 8FY

Price Over
£124,500

ASPC ref : 349258

2 1 1 45 m² EPC **E** Council Tax Band **B**



Arrange a viewing

01224 456789
(Andersonbain LLP)

Andersonbain LLP

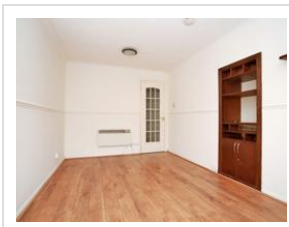
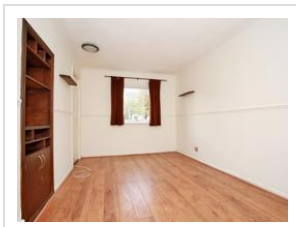
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

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Property features:

 Central heating	 Garden	 Parking
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We offer for sale this **TWO BEDROOM GROUND FLOOR FLAT** which forms part of a well-maintained communal building located in a popular established residential area of the Bridge of Don. The property, which would benefit from some upgrading, benefits from double glazing, electric heating and a security entry system. The accommodation comprises of a spacious lounge, kitchen, two bedrooms and a bathroom. Outside there is a large residential car park and shared rear garden with exclusive rotary dryer. Well maintained communal hallway and UPVC exterior door provides access out into the shared rear garden. All light fitments, curtains, electric slot in cooker and plumbed in automatic washing machine are included in the sale price.

The property is situated in the popular Bridge of Don suburb, located to the north side of Aberdeen and linked to the City by excellent commuter roads and good public transport facilities. There is an excellent choice of Primary and Secondary schooling and a wide range of shops, including an ASDA supermarket and a 24 hour Tesco at nearby Danestone. There are also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the industrial and

office complexes at Bridge of Don, Dyce and Aberdeen Airport.

Accommodation comprises:

Communal Hall: A security entry door leads into the building. The communal areas are neat and tidy with ample lighting and a door provides access to the rear.

Vestibule: The property is entered via an UPVC Exterior door. Wooden Laminate flooring.

Hallway: The hallway provides access to most of the accommodation. Wall mounted handset for the security entry system. Wooden laminate flooring. A built-in cupboard houses the water tank and provides ample storage facilities.

Lounge: 4.74m x 2.73m (15'.6" x 8'.11") Approx. Double glazed window located to the front of the property provides excellent natural light into this bright and airy room. Television and telephone points. Wooden laminate flooring. Curtains. Built-in recess provides decorative display area with cupboard below. Ample room for dining table and chairs.

Kitchen: 3.82m x 1.78m (12'.6" x 5'.10") Approx. A well-appointed kitchen located to the rear of the property. Ample wall mounted and base units with roll top work surfaces and tiled splash back. Stainless steel sink and drainer. Electric slot-in cooker and plumbed in automatic washing machine are included in the sale price. Wooden laminate flooring.

Bedroom 1: 2.82m x 3.82m (9'.3" x 12'.6") Approx. A spacious double bedroom located to the rear of the property. Built-in wardrobe with modern glazed doors provides excellent hanging and shelved storage. Two further built-in cupboards provide excellent shelved storage. Television point. Wooden laminate flooring.

Bedroom 2: 2.75m x 1.91m (9'.00" x 6'.3") Approx. Located to the front of the property and accessed from the lounge this spacious single bedroom has ample room for free standing furniture. Television point. Wooden laminate flooring.

Bathroom: 1.90m x 1.86m Featuring a white three piece suite comprising of W.C., wash hand sink with pedestal and bath with electric shower over. Ladder style electric towel heater. Laminate flooring. Extractor fan. Bathroom fittings are to remain.

Outside: Outside there is a large residential car park and shared rear garden with exclusive rotary dryer. Well maintained communal hallway and UPVC exterior door provides access out into the shared rear garden.

Directions: Travel north on King Street towards Bridge of Don. After crossing the Bridge of Don turn right at the traffic lights onto Donmouth Crescent. Fork left onto Links Road. Turn left again into Donmouth Court. The property is situated to the right.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/349258/60-Donmouth-Court/Aberdeen/>

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